

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Final Plat, Conveyance Plat, & Site Plan Lowe's Frisco Addition, Block A, Lots 9, 10, & 11
Applicant(s): W. John Hammerback & Makens Company.

DESCRIPTION:

A bank on three lots on 5.4+ acres on the southeast corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

APPROVED: 5-0 **DENIED:** **TABLED:**

RECOMMENDATION:

Recommend for approval subject to:

Final/Conveyance Plat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department.

Site Plan:

1. Staff approval of landscape and screening plans.
2. City Council approval of the revised preliminary site plan for Lowe's Frisco, Block A, Lots 9, 10, and 11.

SN/sg

cc: Jason Claunch 817-540-1583
Lawrence Cates 972-980-1627
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 2g**Final Plat, Conveyance Plat, & Site Plan**

Lowe's Frisco Addition, Block A, Lots 9, 10, & 11

Applicant(s):

W. John Hammerback & Makens Company.

DESCRIPTION:

A bank on three lots on 5.4± acres on the southeast corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

REMARKS:

The site plan shows a 7,900 square foot, one-story bank with a drive-thru. The site plan conforms to the preliminary site plan. The site plan shows building setbacks and landscaping areas that conform to the Preston Road Overlay District. The drive-thru lanes will be screened by trees and shrubs planted on a 10-foot wide landscape island. The building will be designed to the Overlay District standards. Access is provided from Warren Parkway and an off-site fire lane and access easement. Cross access easements are provided to adjacent properties. Parking, landscaping and stacking spaces are adequate.

The final plat and conveyance plat subdivide the property into three lots and dedicate the necessary easements for development of the bank on Lot 10.

RECOMMENDATIONS:

Recommend for approval subject to:

Final/Conveyance Plat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department.

Site Plan:

1. Staff approval of landscape and screening plans.
2. City Council approval of the revised preliminary site plan for Lowe's Frisco, Block A, Lots 9, 10, and 11.